



IN THE MATTER OF THE *MORTGAGE BROKERS ACT*,
RSBC 1996, c. 313 as amended

-AND-

IN THE MATTER OF RICKY KANWAL AND ZYNTERRA CAPITAL
CORPORATION

AND NASIR AZIZ ANSARI

(Pursuant to sections 8, 8(1.2) and 8(1.4) of the *Mortgage Brokers Act*)

NOTICE OF HEARING

NOTICES OF HEARING issued by the Registrar of Mortgage Brokers include allegations that will be considered at a hearing. The allegations contained in a Notice of Hearing are unproven until the Registrar of Mortgage Brokers, or his appointee, has determined their validity.

To: RICKY KANWAL

ZYNTERRA CAPITAL CORPORATION

NASIR AZIZ ANSARI

TAKE NOTICE that the Registrar of Mortgage Brokers (“Registrar”) will hold a hearing pursuant to sections 8, 8(1.2), and 8(1.4) of the *Mortgage Brokers Act* (“MBA”) at the offices of the Registrar, located at the Financial Institutions Commission at **2800 - 555 West Hastings Street in Vancouver, British Columbia**, to provide you with an opportunity to be heard prior to the Registrar making any order under the MBA should it be determined that your conduct contravened the MBA, or regulations made under the MBA (“Regulations”).

The hearing will commence at a date to be determined by the parties, and if no agreement is reached within one month of the date of this notice, the hearing date will be determined by the Registrar.

AND TAKE NOTICE that the allegations against **RICKY KANWAL** are as follows:

1. Ricky Kanwal (“Mr. Kanwal”) conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA in that from approximately November 2015 to October 2016 he facilitated the unregistered mortgage broker activities of Nasir Aziz Ansari (“Mr. Ansari”), described in paragraph 5 below, by carrying out one or more of the following:
 - a. permitting Mr. Ansari to direct the course of mortgage applications, including taking instructions from Mr. Ansari to conduct a credit check and to input information on a mortgage application including employment and income information, and personal information;
 - b. accepting personal information, employment information and supporting documents, Canada Revenue Agency T1 General Income Tax and Benefit Returns (“T1 Generals”), Canada Revenue Agency Notices of Assessment (“NOAs”), and TD Bank Confirmation of Investment Statements (“COI Statements”) from Mr. Ansari, without verifying their accuracy or authenticity;
 - c. submitting to lenders, personal information, employment information and supporting documents, T1 Generals, NOAs, and COI Statements, as provided by Mr. Ansari, including when he knew or ought to have known that the documents were not genuine and the personal and employment information was false; and
 - d. the above activities were carried out for one or more of the following borrowers (together, the “Ansari Borrowers”):
 - i. [REDACTED] (“S.T.”) and [REDACTED] (“A.D”), in respect of a mortgage application dated June 16, 2015;
 - ii. [REDACTED] (“K.G.”) and [REDACTED] (“B.G.”), in respect of a mortgage application dated February 18, 2016; and

- iii. [redacted] (“F.G.”) and [redacted] (“N.G.”), in respect of a mortgage application dated March 25, 2016.
2. Mr. Kanwal conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA in that from approximately December 2015 to November 2016 he facilitated the unregistered mortgage broker activities of [redacted], also known as [redacted] (“V.L.”), by carrying out one or more of the following:
- a. permitting V.L. to direct the course of mortgage applications, including taking instructions from V.L. regarding the appropriate lender to submit an application to, the employment and income information of borrowers, and the personal information of borrowers;
 - b. accepting personal information, employment information and supporting documents, T1 Generals, NOAs, and COI Statements from V.L., without verifying their accuracy or authenticity;
 - c. submitting to lenders personal information, employment information and supporting documents, T1 Generals, NOAs, and COI Statements, as provided by V.L., including when he knew or ought to have known that the documents were not genuine and the personal and employment information was false; and
 - d. the above activities were carried out for one or more of the following borrowers (together the “V.L. Borrowers”):
 - i. [redacted] (“Y.L.”), in respect of mortgage applications dated December 26, 2015 and January 22, 2016;
 - ii. [redacted] (“X.T.”) and [redacted] (“T.N.”), in respect of mortgage applications dated January 17, 2016, January 20, 2016, January 25, 2016, and January 27, 2016;
 - iii. [redacted] (“P.L.”), in respect of mortgage applications dated March 14, 2016 and March 31, 2016;
 - iv. [redacted] (“D.T.”), in respect of a mortgage application dated September 22, 2016;
 - v. [redacted] (“P.C.”), in respect of a mortgage application dated March 1, 2016;
 - vi. [redacted] (“M.M.”), in respect of mortgage applications dated August 7, 2016 and September 27, 2016;

- vii. [REDACTED] (“K.K.”) and [REDACTED] (“E.R.”), in respect of a mortgage application dated March 31, 2016;
- viii. [REDACTED] (“H.Q.”) in respect of mortgage applications dated February 24, 2016 (2 applications), March 1, 2016, and March 2, 2016;
- ix. [REDACTED] (“S.A.”) and [REDACTED] (“Y.N.”), in respect of a mortgage application dated February 22, 2016;
- x. [REDACTED] (“T.C.”), in respect of mortgage applications dated April 8, 2016, April 11, 2016, April 12, 2016, and April 13, 2016 (2 applications);
- xi. [REDACTED] (“Q.L.”) and [REDACTED] (“T.T. N.”), in respect of mortgage applications dated March 15, 2016, March 16, 2016, March 17, 2016, March 21, 2016 and March 22, 2016;
- xii. [REDACTED] (“R.N”), in respect of a mortgage application dated April 6, 2016;
- xiii. [REDACTED] (“L.T.”), in respect of a mortgage application dated March 1, 2016;
- xiv. [REDACTED] (“J.N.”), in respect of mortgage applications dated July 21, 2016 (2 applications), August 4, 2016, August 12, 2016, August 18, 2016 (2 applications) and August 30, 2016; and
- xv. [REDACTED] (“A.P.”), in respect of mortgage applications dated October 11, 2016, and October 26, 2016.

3. Mr. Kanwal conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA in that he:

- a. submitted NOAs and T1 General forms to lenders in support of the following borrowers’ applications for mortgages, when he knew or ought to have known that that the T1 Generals and NOAs were not genuine:
 - i. S.T. and A.D., in respect of a mortgage application dated June 16, 2015;
 - ii. Y.L., in respect of mortgage applications dated December 26, 2015 and January 22, 2016;
 - iii. X.T. and T.N., in respect of mortgage applications dated January 17, 2016, January 20, 2016, January 25, 2016, and January 27, 2016;

- iv. P.L., in respect of mortgage applications dated March 14, 2016 and March 31, 2016;
 - v. D.T., in respect of a mortgage application dated September 22, 2016;
 - vi. P.C., in respect of a mortgage application dated March 1, 2016; and
 - vii. M.M., in respect of mortgage applications dated August 7, 2016 and September 27, 2016.
- b. submitted COI Statements and/or TD Bank history printouts to lenders in support of the following borrowers' applications for a mortgage without verifying the authenticity of the COI Statement or TD Bank history printouts, and when the COI Statement and TD Bank history printouts were not genuine:
- i. P.C., in respect of a mortgage application dated March 1, 2016;
 - ii. P.L., in respect of mortgage applications dated March 14, 2016 and March 31, 2016;
 - iii. K.K. and E.R., in respect of a mortgage application dated March 31, 2016;
 - iv. Y.L., in respect of mortgage applications dated December 26, 2015 and January 22, 2016;
 - v. H.Q., in respect of mortgage applications dated February 24, 2016 (2 applications), March 1, 2016, and March 2, 2016;
 - vi. S.T. and A.D., in respect of a mortgage application dated June 16, 2015; and
 - vii. X.T. and T.N., in respect of mortgage applications dated January 17, 2016, January 20, 2016, January 25, 2016, and January 27, 2016.
- c. submitted false and/or misleading employment and income information to lenders in respect of the following borrowers in support of their applications for a mortgage when he knew or ought to have known that the employment and income information was false and/or misleading:
- i. S.T. and A.D., in respect of a mortgage application dated June 16, 2015;
 - ii. Y.L., in respect of mortgage applications dated December 26, 2015 and, January 22, 2016;
 - iii. P.L., in respect of mortgage applications dated March 14, 2016 and March 31, 2016;

- iv. D.T., in respect of a mortgage application dated September 22, 2016; and
 - v. P.C., in respect of a mortgage application dated March 1, 2016.
- d. continued to facilitate V.L.'s unregistered mortgage broker activity and submit mortgage applications to lenders on behalf of the following V.L. Borrowers, after being informed by another lender that the T1 Generals and NOAs provided to Mr. Kanwal by in support of an earlier mortgage application by X.T. and T.N. to that lender were not genuine:
- i. P.L., in respect of mortgage applications dated March 14, 2016 and March 31, 2016;
 - ii. D.T., in respect of a mortgage application dated September 22, 2016;
 - iii. P.C., in respect of a mortgage application dated March 1, 2016;
 - iv. M.M., in respect of mortgage applications dated August 7, 2016 and September 27, 2016;
 - v. K.K. and E.R., in respect of a mortgage application dated March 31, 2016;
 - vi. H.Q., in respect of mortgage applications dated February 24, 2016 (2 applications), March 1, 2016, and March 2, 2016;
 - vii. T.C., in respect of mortgage applications dated April 8, 2016, April 11, 2016, April 12, 2016, and April 13, 2016 (2 applications);
 - viii. Q.L. and T.T.N., in respect of mortgage applications dated March 15, 2016, March 16, 2016, March 17, 2016, March 21, 2016 and March 22, 2016;
 - ix. L.T., in respect of a mortgage application dated March 1, 2016, and
 - x. R.N, in respect of a mortgage application dated April 6, 2016.
- e. accepted T1 Generals, NOAs, and COIs from V.L. or V.L.'s associate, and submitted those documents to lenders, for the following borrowers, without confirming their authenticity, after being informed by a lender that the T1 Generals and NOAs provided to Mr. Kanwal by in support of a previous application X.T. and T.N. were not genuine:
- i. P.L., in respect of mortgage applications dated March 14, 2016 and March 31, 2016;
 - ii. D.T., in respect of a mortgage application dated September 22, 2016;

- iii. P.C., in respect of a mortgage application dated March 1, 2016; and
- iv. M.M., in respect of mortgage applications dated August 7, 2016 and September 27, 2016.

AND TAKE NOTICE that the allegation against **ZYNTERRA CAPITAL CORPORATION** is as follows:

- 4. ZYNTERRA CAPITAL CORPORATION (“Zynterra”) conducted business in a manner that is prejudicial to the public interest contrary to section 8(1)(i) of the MBA in that Zynterra paid amounts in excess of \$1,000.00 to Mr. Ansari and V.L., for arranging mortgages, when neither Mr. Ansari and V.L. were registered to do so contrary to sections 21 and 8(1.4) of the MBA.

AND TAKE NOTICE that the allegations against **NASIR AZIZ ANSARI** are as follows:

- 5. Mr. Ansari conducted business as a submortgage broker in British Columbia without being registered to do so contrary to sections 8(1.4) and 21 of the MBA and without being exempted from registration pursuant to section 11 of the MBA in that he received commissions in an amount of \$1,000.00 or more in any one year in fees or other consideration for arranging mortgages on behalf of the Ansari Borrowers from approximately November 2015 to October 2016.

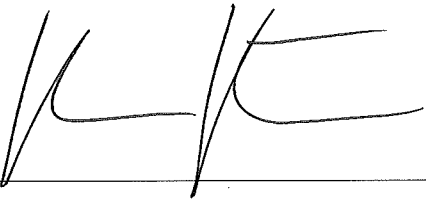
AND TAKE FURTHER NOTICE that the Registrar will determine if either of you would be disentitled to registration if you were an applicant under section 4 of the MBA, pursuant to section 8(1)(e) of the MBA.

AND TAKE FURTHER NOTICE that in the event the Registrar determines that any of your conduct, as set out above, contravened the MBA and/or the Regulations, the Registrar may make any of the orders set out in section 8 of the MBA, including but not limited to, the remedies permitted pursuant to sections 8(1), 8(1.1), 8(1.2), and 8(1.4) of the MBA. In addition the Registrar may make an order against either of you for payment of the investigation and costs of the hearing, pursuant to section 6(9) of the MBA, and may make any further orders under the MBA as deemed appropriate by the Registrar.

AND TAKE FURTHER NOTICE that in the event of your non-attendance at the hearing, the Registrar may proceed with the hearing in your absence. The Registrar may hear evidence and make findings regarding your conduct and may make orders described above, all without further notice to either of you.

AND TAKE FURTHER NOTICE that you are entitled, at your own expense, to be represented by legal counsel at the hearing and you and your counsel will have the full right to cross-examine all witnesses called and to call evidence in your defence and reply in answer to the allegations.
Issued at the City of Vancouver, BC this 24 day of January 2018.

Registrar of Mortgage Brokers



Per: Chris Carter
Acting Registrar of Mortgage Brokers
Province of British Columbia